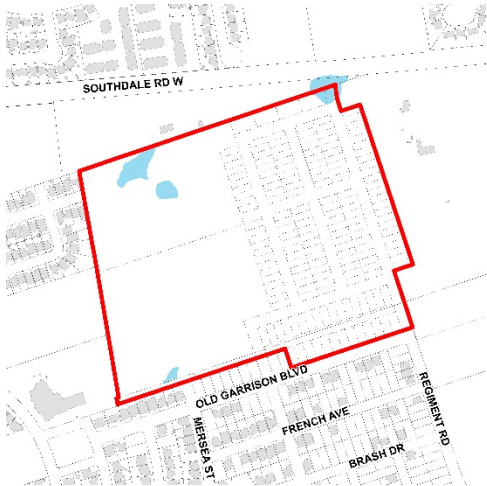


Draft Plan of Subdivision & Zoning By-Law Amendment

3095 & 3105 Bostwick Road



File: 39T-21502 & Z-9322

Applicant: Southside Construction Management Ltd.

What is Proposed?

Draft Plan of Subdivision and Zoning Change to allow:

- for 168 single detached dwellings;
- four (4) medium density blocks for townhouses fronting a public street;
- three (3) park blocks;
- two (2) Urban Reserve blocks for review as part of future development applications;
- two (2) future road blocks;
- all served by the extension of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets

YOU ARE INVITED!

Further to the Notice of Application you received on March 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 22, 2021, no earlier than 6:00 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Michael Clark
mclark@london.ca

300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-21502 & Z-9322

london.ca/planapps

To speak to your Ward Councillor:

Councillor – Ward 9

ahopkins@london.ca
519-661-CITY (2489) ext. 4009

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Draft Plan of Subdivision

Consideration of a proposed draft plan of subdivision and zoning amendment to allow 168 single detached dwellings; four (4) medium density blocks for townhouses fronting a public street; three (3) park blocks; two (2) urban reserve blocks for review as part of future development applications; and two (2) future road blocks; all serviced by the extension of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets.

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR3) Zone to a New Site Specific Residential R2 (R2-3(_)); a Residential R4 (R4-4); an Open Space OS1, and an Urban Reserve UR3 Zones. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at <https://london.ca/by-laws/5111>.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR3 Zone to:

Residential R2 (R2-3()) Zone (Lots 1-168) - to permit single detached dwellings on lots with a minimum lot area of 370 square metres with the following special provisions: Lot Frontage 11.0 metre (36 feet) (Minimum); Front Yard Setback, 3.0 metre (9.8 feet) Main Dwelling (Minimum); Front Yard Depth 5.5 metre (18.0 feet) for Garages (Minimum.); Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side; and Lot Coverage (%) (Maximum): 45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage.

Residential R4 (R4-4) Zone (Blocks 169-172) - to permit street townhouse dwellings on lots where each unit has a minimum lot area of 180 square metres and a minimum frontage of 5.5 metres;

Open Space OS1 Zone (Blocks 173-175) - to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and

Urban Reserve UR3 Zone (Blocks 176-177) - to continue to permit existing uses, limited agricultural uses, conservation lands, managed woodlots, wayside pits, passive recreation use, farm gate sales, kennels, private outdoor recreation clubs, and riding stables.

The City may also consider the use of holding provisions in the zoning to ensure: adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads, and that the development is consistent with the design policies of the Southwest Area Secondary Plan.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential, Multi-Family, Medium Density Residential and Open Space in the 1989 Official Plan, which permits a range of residential uses from single detached dwellings up to low-rise apartment buildings, while the Open Space designation is applied to lands which are to be maintained as park space or in a natural state subject to further review.

The subject lands are in the Neighbourhood Place Type in The London Plan, permitting a range of residential uses which includes single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning on land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning

Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning and Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

In-person attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of vacant land condominium, you must make a written request to the Director, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.



Notice of Collection of Personal Information

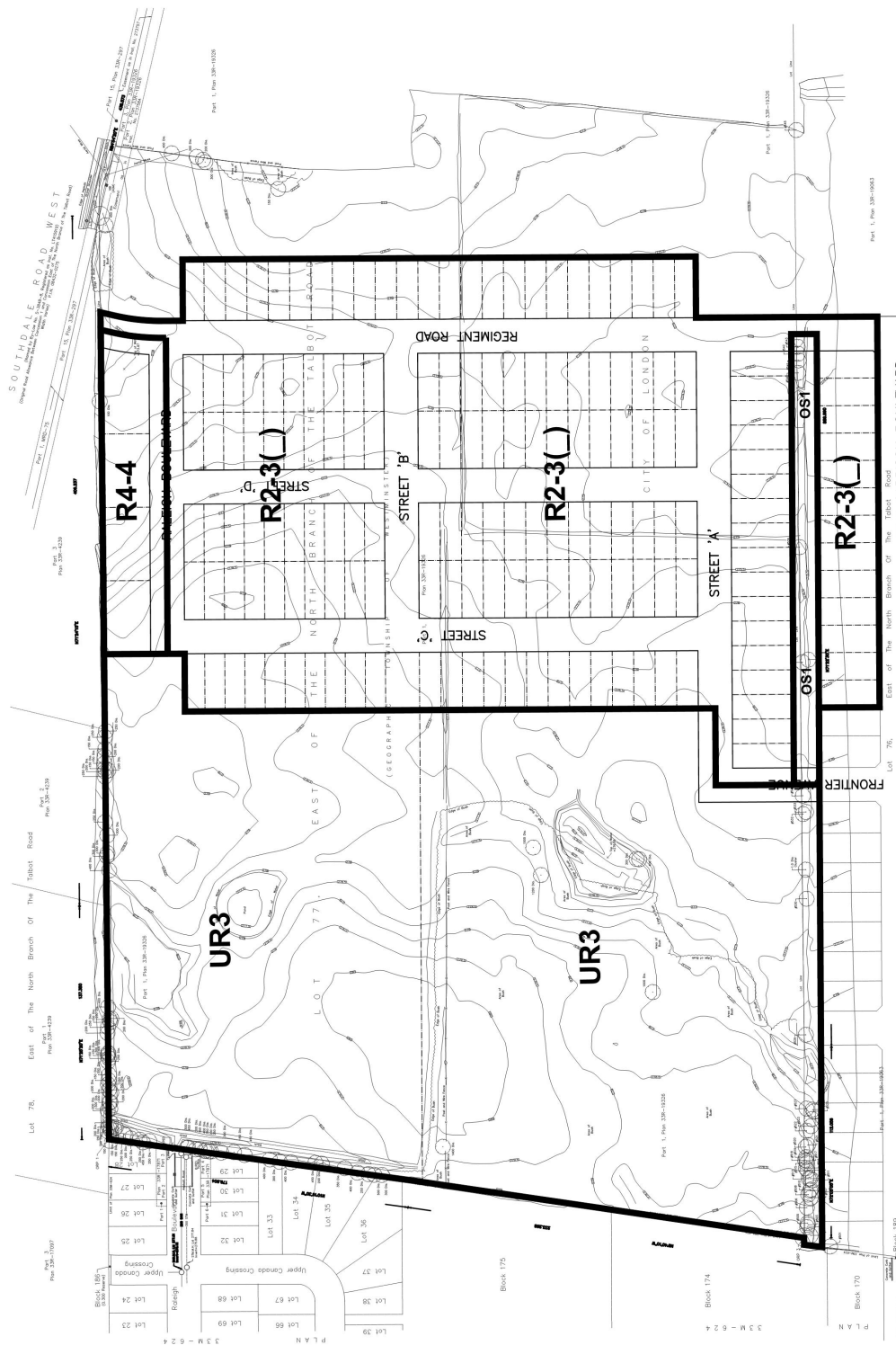
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at developmentsservices@london.ca by November 15, 2021 to request any of these services.

Requested Zoning Change

KEY PLAN																	
<p align="center">DRAFT PLAN OF SUBDIVISION</p> <p align="center">LOT 76, CONCESSION EAST OF THE NORTH BRANCH OF THE TALBOT ROAD (GEOGRAPHIC AND ALL OF ADMINISTRATIVE)</p> <p align="center">BLOCK 172, PLAN 33M-562</p> <p align="center">CITY OF LONDON COUNTY OF MIDDLESEX</p>																	
<p>INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT</p> <p>A) As shown B) As shown C) As shown D) As shown E) As shown F) As shown G) As shown H) Municipal water supply available I) M/c of Sully Sand & Silty Clay J) As shown K) All municipal services to be available L) As shown</p>																	
<p>PROPOSED LAND USES AND AREAS</p> <p>RESIDENTIAL STREET TOWNHOUSE BLOCKS (19-17)</p> <p>0.466 Ha 0.466 Ha 11.871 Ha 1.187 Ha 3.280 Ha PROPOSED ROADS</p> <p>TOTAL 23.441 Ha</p>																	
<p>OWNER'S CERTIFICATE</p> <p>TOPPING FAMILY FARM INC. HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM</p>																	
<p>OWNER'S CERTIFICATE</p> <p>OWNERS EAST CORPORATION HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM</p>																	
<p>SURVEYOR'S CERTIFICATE</p> <p>HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.</p>																	
<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>INITIAL</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	REVISION	DATE	INITIAL												
NO.	REVISION	DATE	INITIAL														
 <p>ZELINKA PRICAMO LTD A Professional Planning Practice</p> <p>100 Wellington Street, Suite 400, Mississauga, ON L4Y 1G7 Tel: 905.884.2333 Fax: 905.884.2204 Email: info@zelinka.com</p>																	
<p>DRAWN BY: CTK PROJECT NO: SPE/LON/12-02</p> <p>DATE: NOVEMBER 2020 SCALE: 1:1,250</p>																	
<p>Subject to the conditions, if any, set forth in our letter of approval, the plan is approved under Section 51 of the Planning Act this ___ day of _____, 201__.</p>																	



The above image represents the applicant's proposal as submitted and may change.



Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.